



**GRASSROOTS**  
REALTY GROUP

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673 Marina Drive  
Chestermere, Alberta

MLS # A2340840



**\$885,900**

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Westmere                   |        |                   |
| Type:     | Residential/House          |        |                   |
| Style:    | 2 Storey                   |        |                   |
| Size:     | 2,617 sq.ft.               | Age:   | 2014 (12 yrs old) |
| Beds:     | 6                          | Baths: | 3 full / 1 half   |
| Garage:   | Triple Garage Attached     |        |                   |
| Lot Size: | 0.13 Acre                  |        |                   |
| Lot Feat: | Garden, Gazebo, Landscaped |        |                   |

|             |                                                                                                                                                                                         |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air                                                                                                                                                                | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                         | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                                    | LLD:       | -   |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                                                                                     | Zoning:    | R-1 |
| Foundation: | Poured Concrete                                                                                                                                                                         | Utilities: | -   |
| Features:   | Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | Pergola, Hot Tub                                                                                                                                                                        |            |     |

Prepare to be amazed! Welcome to this beautifully upgraded and meticulously maintained family home offering the perfect blend of luxury, comfort, and functionality in one of Chestermere's most desirable community of Westmere. Boasting a heated triple attached garage with built-in shelving, this exceptional property provides ample space for vehicles, storage, and all your recreational needs. Step inside to a bright and inviting main floor featuring a spacious living room anchored by a cozy gas fireplace, a versatile office/den perfect for working from home, and a chef-inspired kitchen complete with elegant quartz countertops, an electric range, a large walk-in pantry, abundant cabinetry, and a spacious dining area designed for effortless entertaining. The upper level offers four generously sized bedrooms, a bright bonus room ideal as a family lounge or media space, and a stunning primary retreat featuring a luxurious spa-inspired 5-piece ensuite with a soaker tub, a walk-in closet, and the perfect space to unwind. An additional full bathroom and convenient upper-level laundry complete this thoughtfully designed floor. The fully finished basement expands your living space with a large recreation room, a wet bar, two additional bedrooms, and a full 3-piece bathroom—perfect for accommodating guests, extended family, or creating the ultimate entertainment area. Step outside to your own private backyard oasis featuring a beautifully landscaped yard, a covered patio with maintenance-friendly composite deck, a relaxing hot tub, and a charming pergola—ideal for summer gatherings or year-round enjoyment. The professionally landscaped front, side and back yards add exceptional curb appeal and create a welcoming first impression. Conveniently located just minutes from Chestermere Learning Connection, shopping, restaurants, parks,

medical services, and everyday amenities, this home also offers outstanding commuter access. The nearby WB Windermere Drive transit stop is only minutes away, providing convenient public transportation, while quick access to major roadways, including Stoney Trail, makes commuting to Calgary simple. Calgary International Airport is just a short drive away, and downtown Calgary is approximately 25-30 minutes from your doorstep. This exceptional property truly offers the complete package—luxurious finishes, functional living spaces, outstanding outdoor amenities, and an unbeatable location. Don't miss your opportunity to call this remarkable home your own. Book your private showing today!